



Land Use

A Resource Guide of the 2000-2020 Bryan Comprehensive Plan, City of Bryan, Texas

Introduction to Land Use

The land use plan is a primary part of the City of Bryan's Comprehensive Plan. This resource guide addresses current and future land use within the City of Bryan and its extraterritorial jurisdiction (ETJ). By identifying historic and current land uses in the area and considering the physical characteristics of the city in terms of the type, scale, density and location of the land uses, the desired pattern of future uses can be determined. The community's goals and objectives, developed with citizen input, are intended to guide land use decisions to achieve an orderly and efficient pattern of growth. A major community goal is growth that is suitable and desirable for the residents, businesses and visitors in the community.

The Land Use Resource Guide includes a review of previous plans and studies, analyses of existing conditions, and development of projections and forecasts for future development within the City and its ETJ. The current land use types and patterns were identified from an inventory of parcels within the city limits conducted in 1998.

The Future Land Use Plan is intended to guide public and private decision-making about future land use and development in the community. A carefully thought-out structure of goals, objectives, policies, and actions will help the City of Bryan's attain its vision of a well-managed community, efficiently serving the needs of its citizens and businesses into the 21st Century.

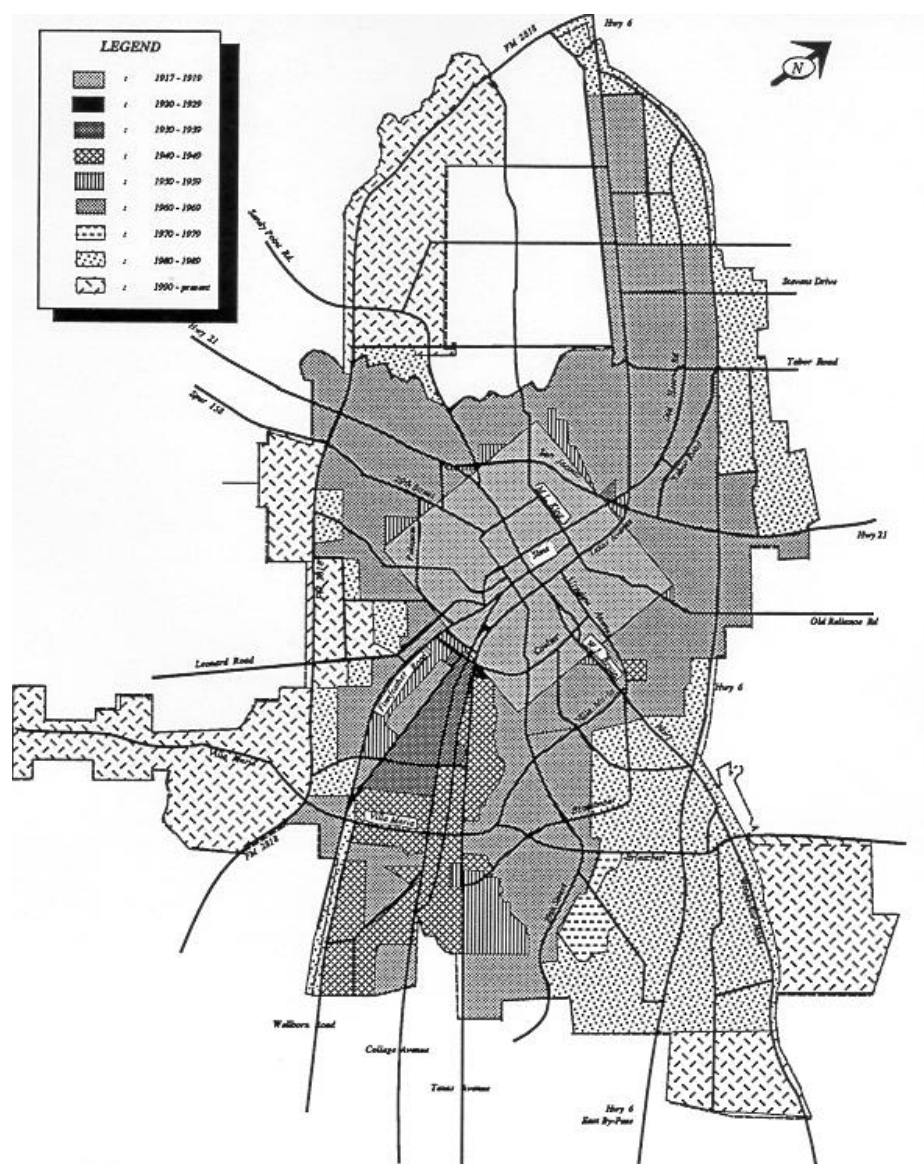
Historic Growth Patterns

The City of Bryan was incorporated in 1871. The original town-site comprised a one-square-mile area (640 acres) with a grid pattern of North/South avenues aligned parallel to the railroad and East/West cross streets. Now situated in the north central section of the city, the original town-site is easily distinguished on a map by the contrasting diagonal street pattern.

The City of Bryan grew in geographic area through annexation. Prior to 1940, the City's expansion was primarily southward along the railroad and Texas and College Avenues connecting Bryan with the campus of Texas A&M. The most significant boundary expansions occurred during the 1950s, extending the city south to a contiguous boundary with College Station. In the 1960s, annexation occurred in areas adjacent to the original town-site. This expansion balanced out previous growth to the south. Since 1970, further annexations resulted in expansion in all directions, but especially east and west along Bryan's common boundary with College Station.

During the past two decades, growth occurred in all directions. The majority of new development was toward the largest economic generator in the region, the Agricultural and Mechanical College of Texas, now Texas A&M University. The Bryan Comprehensive Plans of 1952 and 1970 indicated a cluster development pattern concentrated around the original town-site with most growth south along Texas Avenue and southeast of the downtown area. After 1970, growth also occurred northeast of the original town-site, but not to the same degree as growth to the south.

**FIGURE 1
ANNEXATION HISTORY**



After 1970, most new residential and commercial development continued to occur in the southeast portion of Bryan along East 29th Street, Villa Maria Road and Briarcrest Drive. Some of the new development included medium to high-density residential units particularly for university students.

The *1970 Bryan Comprehensive Plan* described prevailing land use as residential and commercial areas mixed at random and not consistent with a logical extension of the old town-site. "Strip commercial" development characterized commercial areas, resulting in increased traffic congestion. Industrial land uses created additional problems by encroaching on adjacent land uses and hampering traffic flow. The 1970 plan also recognized the city's good park system and desirable neighborhoods to the south and east.

The adoption of the 1992 Zoning Ordinance and the *1993 Comprehensive Plan* began the contemporary era of planning and development for Bryan. New areas of residential and commercial development have begun on the east side of SH 6 and growth in that direction is expected to continue. Areas of future industrial growth are anticipated to be on the northwest with warehouse and distribution centers, which are in locations that, are accessible to both the railroad and major transportation routes.

Existing Land Use

Existing land use reflects how the property is currently being used—not how it is zoned.

The primary existing land uses in the City of Bryan are residential, commercial, industrial, parks and open space and vacant. Changes in the distribution of land use types over the years were identified by comparing the results of the 1998 land use parcel survey with the 1990 land use mix identified in the survey for the 1990 Comprehensive Zoning Ordinance. Information from the *1970 Comprehensive Plan* was also considered. Existing land uses are shown on the **1998 Existing Land Use Map (Figure 2).**

Land Use Classifications

The existing land use map and the information in columns 5 and 6 of **Table 1 Existing Land Use** depict the various land uses for parcels in the city as they are currently utilized. The existing land uses are not necessarily consistent with established zoning districts, as they may have existed prior to the initiation of the Zoning Ordinance. It should be emphasized here that the existing land use map is not a zoning map, but rather a record of the current uses. The following are the uses as shown on the 1998 Existing Land Use Map.

Single Family Residential (Yellow) - Conventional detached dwellings;

Two-Family Residential (Yellow) - Two family attached dwellings, townhouses

Multiple Family Residential (Gold) - Tri-plexes, four-plexes and apartment buildings;

Manufactured Homes (Brown) – Mobile homes and other manufactured residences.

Public and Semi-Public (Blue) - Public buildings, offices, facilities and semi-public facilities including schools, churches, hospitals, etc.;

Commercial Retail (Red) - General retail, wholesale and office buildings;

Commercial Office (Dark Red) – Offices and office buildings

Light Industrial (Light Purple) - Light industrial office warehousing and assembly;

Heavy Industrial (Purple) - Manufacturing and production;

Parks, Recreation and Open Space (Green)- Public parks and private golf courses;

Agriculture (Tan) - Cultivated cropland, orchards, vineyards; and,

Vacant (Gray) - Undeveloped with no current use.

Changes to Existing Land Use

The changes experienced in land uses in the City between 1970 and 1998 have been primarily due to the growth in the community. Residential land uses increased fourfold over the last 30 years. Substantial increases are evident in single-family use. Multi-family uses have increased slightly while two-family and manufactured homes were identified for the first time in the 1998 survey. Commercial uses have increased at a much slower pace, but have increased nevertheless. Industrial land uses have seen an increase in heavy industrial uses and a decrease in light industrial uses. This may be due in part to the way the industries were classified in the different years. Public and semi-public land use has seen a dramatic increase due to Blinn College and St. Joseph Medical Center complex. The following table illustrates the uses between 1970 and 1998. Substantial increases are evident in the addition of new rights-of-way and easements.

TABLE 1
EXISTING LAND USE INSIDE THE CITY LIMITS
1970, 1990, 1998

Year	1970		1990		1998	
Type of Use	Estimated Acreage	Percent of Total	Estimated Acreage	Percent of Total	Estimated Acreage	Percent of Total
Single Family Residential (Low Density)	1,513	8.49	3,942	20.6	4,149	19.1
Two Family Residential (Medium Density)					197	1.0
Multi-Family Residential (High Density)	70	0.39	302	1.6	334	1.5
Manufactured Housing					451	2.1
Commercial	211	1.18	875	4.6	973	4.5
Light Industrial	113	0.63	562	2.9	341	1.6
Heavy Industrial	162	0.91			690	3.2
Public and Semi-public	860	4.82	619	3.2	1299	6.0

Parks/Recreation			354	1.8	391	1.8
R.O.W./Easements/ Railroads	1,261	7.08	2,807	14.7	4106	18.9
Agricultural					3,299	15.2
Vacant	13,639	76.50	9,293	48.5	5,446	25.1
TOTAL	17,829	100.00	18,754	100.00	21,676	100.00

Sources: 1993 Bryan Comprehensive Plan and Wilbur Smith Associates, 1999.

Note: Numbers may not add to 100 percent due to rounding.

* Mixed uses are included in the residential and commercial classifications

Land Use Issues, Goals, Objectives, and Actions

To guide the next generation of land uses in the City of Bryan, discussions were held by the Comprehensive Plan Advisory Committee (CPAC) a group of 24 citizens. Their input and the comments received from the residents at the first Community Forum formed the basis for the development of the new goals and objectives. Also utilized were the goals and policies from previous plans, *Bryan Forward*, *Brazos 2020*, the *1993 Comprehensive Plan* and the *1996 Parks and Recreation Master Plan and Open Space Plan*. From these various sources, one prevalent issue emerged: the land uses within the City should meet the diverse needs of the citizens for a variety of uses and activities in appropriate areas. From this main issue seven goals which provide general direction for the community to address the issue of land use were derived. Furthermore, a number of objectives and actions were formulated to provide guidance for achieving the goal and the means of implementation.

The identified land use issues include:

- Diverse land uses to meet the needs and desires of the citizens
- Locations of different land uses
- Adequate amount of land in each land use category
- Parks, open space and greenways
- A-O Agriculture District
- Industrial locations, particularly for warehouses and distribution facilities
- Annexation

The goals, objections and actions were developed to guide land uses for the next 20 years.

Goal 1: Encourage a balance of land uses within the City and the ETJ.

Objective A: Achieve a mix of different land use types in suitable locations, densities and patterns consistent with the goals and objectives established in the Comprehensive Plan.

Action 1: Indicate on the Future Land Use Plan the generalized distribution and location of uses.

Action 2: Monitor the changing allocations of existing land uses in relation to the ratios used to develop the Future Land Use Plan.

Goal 2: Achieve orderly contiguous development.

Objective A: Provide for efficient development and minimize adverse impacts when land use transitions occur.

Action 1: Coordinate priorities for future development among city departments, Planning and Zoning Commission and City Council to be reflected in the annual Capital Improvements Program (CIP).

Objective B: Establish appropriate zoning districts and requirements throughout the City.

Action 1: Initiate permanent zoning for areas presently zoned A-O Agriculture.

Action 2: Create new classifications or differentiation of existing Industrial zone into two or more districts.

Action 3: Create site development standards for manufactured housing in MH parks and subdivisions.

Action 4: Create site development standards for warehouse/distribution uses.

Action 5: Create site development standards for entertainment areas.

Objective C: Encourage in-fill development sensitive to the existing and desired context of the area.

Action 1: Update the Capital Improvements Program so the extension of services implements and supports the Future Land Use Plan.

Action 2: Develop strategies for encouraging in-fill development.

Action 3: Provide incentives for residential development in mature areas.

Goal 3: Provide areas for recreational, cultural, community, and activity facilities, which are accessible and appropriately located.

Objective A: Designate appropriate areas for recreational, cultural, community and activity facilities.

Action 1: Allow facilities as a permitted or special use in zoning districts in which they may not be generally permitted, but in cases where they would be compatible.

Action 2: Establish a zoning district or overlay district for hospital and medical office use in the Medical Center area.

Action 3: Investigate partnership opportunities with public, quasi-public, and non-profit organizations for developing facilities.

Objective B: Link facilities and neighborhoods by bikeways, sidewalks, and public transportation.

Action 1: Develop design standards for off-street parking serving commercial, recreational, cultural, industrial, and community facilities.

Goal 4: Encourage active, viable commercial areas with a variety of uses.

Objective A: Ensure appropriate zoning supports viability of old as well as new areas.

Action 1: Develop strategies for commercial and residential redevelopment.

Action 2: Review existing zoning districts and designations to identify needed revisions to support and encourage viable commercial areas.

Objective B: Unify the various downtown development plans into a master plan for historic downtown Bryan and the Central Business Corridor (CBC).

Action 1: Continue improvements to the appearance and utility of downtown and the CBC in accordance with a master development plan.

Action 2: Continue participation in Texas Main Street and other revitalization programs.

Action 3: Utilize the Existing Building portions of the Building Code to provide flexibility for appropriate construction and reconstruction standards for older buildings.

Action 4: Utilize the Parking Ordinance to ensure appropriate requirements for mixed use development and off street parking, including shared parking and joint use parking areas.

Action 5: Encourage adaptive reuse of existing vacant or underutilized buildings through building code provisions and financial incentives.

Action 6: Improve the streetscape by adding period street lights, benches, and landscaping and other amenities.

Action 7: Support retention and expansion of existing businesses.

Objective C: Establish a strategy to adequately fund the public infrastructure improvements identified in the master plan for Historic Downtown Bryan.

Action 1: Consider establishing Public Improvement District(s) supported by a special assessment or sales taxes for Historic Downtown Bryan.

Objective D: Establish a strategy to adequately fund the public infrastructure improvements to be identified in specific plans for the CBC and other commercial corridors.

Action 1: Consider establishing Public Improvement District(s) supported by special assessments for non-residential property or sales taxes for the CBC and other commercial corridors.

Goal 5: *Locate industrial uses accessible to transportation routes and utilities while protecting existing and future neighborhoods.*

Objective A: Identify areas for the development of warehousing and distribution.

Action 1: Improve and expand business and industrial parks in appropriately zoned areas.

Objective B: Designate areas that can support industrial development in the Future Land Use Plan and Zoning Ordinance and Official Zoning Map.

Action 1: Use the Capital Improvements Program to encourage industrial development through the extension of services to industry in

appropriately zoned industrial areas.

Action 2: Utilize 4A/4B economic development sales tax as incentives to attract desirable industrial development.

Goal 6: Quality development of affordable housing.

Objective A: Encourage affordable housing including quality development of affordable owner-occupied and rental units, single and multifamily areas and conventional as well as manufactured types.

Objective B: Encourage development of alternative housing concepts to provide additional affordable housing types.

Action 1: Consider appropriate lots sizes and floor area ratios for medium density housing.

Action 2: Work with nonprofit organizations dedicated to providing housing opportunities for Bryan residents.

Action 3: Encourage a quality market for development of affordable rental housing units.

Goal 7: Utilize floodplains in Bryan for use as greenbelts for recreation, conservation and flood control.

Objective A: Establish integrated stormwater management plans for the City.

Action 1: Promote use of floodplain as natural areas and preserves for wildlife, plants and as open space buffers between incompatible land uses.

Action 2: Coordinate stormwater management plan with Brazos County and College Station.

Objective B: Preserve floodplains for storage and conveyance of floodwaters.

Action 1: Implement stringent floodplain development standards and requirements.

Action 2: Maintain designated floodways as open spaces to preserve their capacity to convey flood waters.

Action 3: Encourage appropriate land uses in floodplains and adjacent to streams.

Goal 8: Undertake annexation in a coordinated timely manner to assure continued orderly growth and development orderly development.

Objective A: Plan for future annexations.

Action 1: Identify areas that are feasible for annexation

Action 2: Prepare three-year annexation plan.

Land Use Policies

Land Use Policies are used to guide the decision making process for zoning changes.

In the process of updating the Comprehensive Plan the following land use policies were developed and prioritized. These should be used to implement the preceding goals, objectives and actions as well as for reviewing any changes to the Zoning Ordinance, Future Land Use

Plan and other applicable codes and ordinances. These policies are most useful when the staff and the Planning and Zoning Commission are considering requests for zoning classification changes or amendments to the Land Use Plan.

General Land Use Guidelines

- There should be a balance of residential, commercial and industrial land uses to support a desirable quality of life and adequate employment opportunities.
- Potential land use impacts should be considered (noise, odor, pollution, excessive light, traffic, etc.).
- Environmentally sensitive areas should be protected, including wildlife habitat areas and topographically constrained areas within the floodplain.
- Neighboring land uses should not detract from the enjoyment or value of properties.
- Transportation access and circulation should be provided for uses that generate large numbers of trips.
- Floodplain areas should be utilized as buffers between incompatible land uses and not be encroached upon by future development unless there is compliance with stringent floodplain management practices.
- Compatibility with existing uses should be maintained.
- Airport land use compatibility requires that noise sensitive uses and height obstructions are avoided in the airport environs.

Residential Land Uses

- Should be close to schools, parks and other community facilities.
- Should have good access to local, collector and arterial streets.
- Residential areas should not be adjacent to industrial areas without adequate provisions for impact mitigation.
- Single family residential areas should have direct access to residential streets, but not to collector or arterial streets.
- Residential and commercial areas may be adjacent if they are separated by a buffer.
- Neighborhoods should be buffered from primary streets.
- Single family residential areas should not be immediately adjacent to state highways or other major transportation corridors.
- Encourage residential uses in Historic Downtown Bryan.

Commercial Land Use - Office, retail and service activities.

- Should be clustered throughout the City and convenient to residential areas.
- Commercial land use should include a balanced mixture of shopping malls, commercial strip centers, freestanding commercial sites (restaurants and gasoline stations), and neighborhood stores.
- Buffers should separate commercial and residential areas.
- Large commercial centers should be located along major thoroughfares, which are

designed and constructed to accommodate heavy traffic.

- Should be located along all major and minor thoroughfares throughout the City.
- Should be concentrated in nodes along major thoroughfares and intersections.
- Historic Downtown should be a focus of civic and cultural entertainment/tourism center and should include appropriate residential development.
- The Central Business Corridor (CBC) should be a major focus of office, retail and service activities. Corridors along major thoroughfares should be designated with appropriate signage and landscaping. Incentive programs should be developed.
- Parcels should be large enough to accommodate commercial use.
- Appropriately designed commercial uses may be developed in the floodplain.

Industrial Land Use - *Manufacturing, assembly and warehousing.*

- Should be targeted in selected industrial development areas.
- Should have good access to truck routes, hazardous material routes and railroads.
- Should not be directly adjacent to residential areas.
- Should be separated from other uses by buffers.
- Should have good access to secondary and primary streets.
- Should be located adjacent to and/or have good access to the airport.
- Appropriately designed industrial uses may be developed in the floodplain.

Parks and Open Space - *Parks, open spaces and recreational areas.*

- Parks should be evenly dispersed throughout the City and include larger community parks and smaller neighborhood parks.
- There should be linkages between parks, schools, employment centers and residences.
- Parks are a desirable use for floodplain areas.
- The City should have a network of sidewalks to provide a safe walking environment to the City's parks and recreation areas.
- The parks and recreation system should meet national standards for adequate provision of areas and facilities to meet the needs of our citizens.
- Developers should be required to contribute to the parks system either by dedication of land or fees.
- Parks and open space may be used to buffer incompatible land uses.
- Use natural features as buffers or open space.

Major Community Facilities - *Civic and governmental buildings.*

- Should be centrally located in easily accessible areas within the community.
- Additions or expansions should be planned accordingly to accommodate projected future growth of the City.
- Should be located adjacent to major thoroughfares that are designed and constructed to accommodate heavy traffic.

- Should be located adjacent to major streets to accommodate traffic.
- Should be well buffered from nearby residential areas.

Future Land Use Plan

The Future Land Use Map is for planning purposes. It is not a zoning map.

The Future Land Use Plan (Figure 2) is a generalized guide for future development in the city and ETJ. It does not constitute zoning regulations or establish zoning districts. In order to guide the future development of the City of Bryan, it is helpful to be able to visualize how the areas should be developed in accord with the policies, goals, objectives and actions of this Comprehensive Plan Update as well as adjacent land uses.

The categories on the map differ from the previous land use map and the Zoning Map. They are intentionally different to avoid confusion with the Zoning Map. They are intended to provide planning guidance for future development and redevelopment.

The categories for the future land use map are recommended as follows:

Low Density Residential—generally single family of net density less than 5 units per acre

Medium Density Residential—6 to 12 residential units per acre

High Density Residential—12 to 24 net units per acre

Mixed Use—residential and commercial uses on the same lot or in the same structure

Commercial—Office, retail and certain service uses.

Public/Semi Public—municipal buildings, community facilities, churches, hospitals, libraries, schools

Light Industrial—high technology industries generally contained within the buildings, warehouse and distribution operations

Heavy Industrial—outside and inside fabrications and storage. May have associated noise or traffic concerns and needs.

Park —passive and active recreational facilities open to the public. Does not include privately owned recreational facilities.

Open Space—greenways, floodways, public and private open space, preservation areas as well as agricultural uses.

Planning Areas of the Future Land Use Plan

The Future Land Use Plan is divided into 12 separate planning area maps. These are generalized maps of the different uses based on the input from the CPAC, staff and interviews in the community. On the maps are the recommended land uses for these areas for the next 20 years. **Figure 3, Future Land Use Plan** illustrates all of the planning areas together.

Planning Area 1 is the downtown area on each side of Texas Avenue. It contains mixed uses, the downtown and older and historical medium-density residential areas.

Future land use for Planning Area 1 includes a new mixed use designation surrounding Main Street and Bryan Street, and commercial retail between the railroad and Texas Avenue. The

mixed use designation includes a combination of retail and residential, that is characteristic to many older and historic downtown areas. Public uses and medium-density residential areas currently found in the area will remain.

Planning Area 2 extends from SH 6 Bypass to east of Texas Ave and west of Carter Creek, including portions of Villa Maria, Briarcrest, and 29th Street. Current uses include low and medium density residential, commercial, public, and parks and open space.

Low-density residential is expected to remain as it is currently. The St. Joseph's Medical Complex and Blinn College are two major public uses that are thought to possibly increase within the time frame for this plan. Commercial retail is expected to increase in the areas surrounding the medical complex and along SH 6 frontage areas.

Planning Area 3 is the area between Texas Avenue and Wellborn and includes Cavitt, College and a portion of Villa Maria. The generalized uses are mixed, commercial, park, public and low and medium density residential.

The Future Land Use Plan designates the Cavitt corridor as mixed use. This is in response to the variety of retail and residential uses located in the area. The Texas Avenue and College Avenue corridors are classified as commercial. Low-density and medium-density residential are both indicated in the future land use for this area, as well as public and parks and open space uses as well.

Planning Area 4 extends along Villa Maria west and south of Finfeather, with a portion bordering FM 2818. The area contains agriculture, low-, medium, and high-density residential and public land uses.

Future use may include low and medium residential and commercial with an area of high density residential. Commercial areas are expected to occur along FM 2818, Villa Maria West and the Highway 47 corridor. Public areas will remain the same as currently shown.

Planning Area 5 is the area west of Finfeather from Groesbeck to Highway 21 and along FM 2818. Uses may include both light and heavy industrial on each side with areas of high, medium and low density residential in between.

Future land uses for this area are desired to remain similar to what is currently in place. Medium-density residential will account for most of the residential land use. Small areas of commercial border Highway 21 and FM 2818. Light industrial is located on both sides of Finfeather, and heavy industrial is on the west side of FM 2818. Several parcels of public and parks and open spaces land uses are found in the residential areas.

Planning Area 6 is on the north side and includes both light and heavy industrial areas with small areas for commercial and medium density residential uses.

Future land use for Planning Area 6 identifies light and heavy industrial as the most appropriate uses. Small public sites are designated in the area as well, consistent with what is currently developed there.

Planning Area 7 is between SH 6 Bypass and Texas Avenue north of Highway 21 may include largely medium density residential uses with a commercial area near Highway 21 and a small

area of high density residential.

Planning Area 7 is planned to remain primarily low-density residential in the future. The entire southern side and portions of the northern side of Texas Avenue are designated commercial, as well as the University Avenue corridor and an area along SH 6 Bypass. A small island of high-density residential is located in the area, as well as areas of parks and open space and public uses.

Planning Area 8 is on both sides of FM 2223, north of Highway 21 and includes light industrial and medium density residential with an area of high density residential.

The designated future land uses for this area will remain consistent with what is currently developed. Light industrial accounts for the most abundant type of land use, located in the center of the area. Low- and medium-residential land uses are the also dominant at the north and south ends of the planning area. A small area of commercial retail is located on the south side of the corner of Highway 21 and SH 6.

Planning Area 9 is north of William Joel Bryan Parkway, between SH 6 and Texas Avenue, and includes portions of MLK and SH 6 Bypass. Current land uses include commercial, low-density residential, public and a small area of medium-density residential.

The residential areas in Planning Area 9 are classified as primarily medium-density, according to the classifications used in future land use planning. Commercial uses are expected to occur in the SH 6 Bypass corridor, and along a portion of the FM 158 corridor. Other future land uses found in this area include public, parks and open space, and mixed.

Planning Area 10 is east of SH 6 Bypass and surrounding Highway 158. It includes large areas of low density residential, commercial at the intersection of Highways 21 and 158, and large areas of vacant land.

Low-density residential land use is the most dominant future land use for Planning Area 10. Commercial retail is designated along both sides of Highway 158, bordering the entire SH 6 Bypass corridor, and north of University Avenue. Several parcels of public use are found throughout the area.

Planning Areas 11 and 12

Currently in the City's ETJ, Planning Areas 11 and 12 are primarily rural and agricultural. Low-density residential homes and commercial uses occur, but at infrequent intervals. Area 11 is found on the northeast side of the City, and Area 12 is found on the southeast side. Unique to Area 12 is the Texas A&M University Riverside Campus and the Highway 47 corridor.

Land development in both areas is expected to occur very slowly over the next 20 years. Growth that occurs will likely be low-density, master-planned residential communities. These communities will include appropriate neighborhood retail and public uses (parks and schools) for residents of the area.

Planning Area 12 is important to the City of Bryan, as the Highway 47 corridor is a gateway to the community. Development along the corridor should be in keeping with the natural

environment. Commercial development is expected to occur along the corridor, but should include natural buffering and abundant landscaping to keep the area aesthetically pleasing.

Land Use Allocation

The following table indicates the amount of acres for the future land use allocation as shown on the Future Land Use Plan. The acreage shown represents the amount of available area to accommodate existing and future land use in accordance with the goals and objectives of the Future Land Use Plan. While the amount of acreage in each use is not expected to be fully developed in the next 20 years, it is prudent to guide how the areas might develop in concert with other uses and to plan from improvements and services.

TABLE 2
LAND USE ALLOCATION IN THE CITY AND ETJ
FUTURE LAND USE PLAN
2020

Type of Use	Estimated Acreage	Percent of Total
Low Density Rural	44,198	47.5
Low Density Residential	24,110	26.0
Medium Density Residential	3,573	3.8
High Density Residential	906	1.0
Mixed (Residential and Commercial)	201	0.2
Commercial	4,231	4.6
Light Industrial	3,437	3.7
Heavy Industrial	1,474	1.6
Public/Semi Public	4,573	4.9
Parks/Recreation	1,036	1.1
Agriculture and Open Space	922	1.0
ROW/Easements/Railroads	4,244	4.6
TOTAL	92,868.95	100.0

Source: Wilbur Smith Associates, 1999

Projected Land Use Requirements

Between 1998 and 2020 the land use requirements in each of the land use categories is expected to change to accommodate the needs of the population in the City of Bryan. The calculations shown in **Table 3, Projected Land Use Requirements, 2020**, are based on the estimated change in population to over 88,000 within the City. Low-density residential uses will require the greatest number of acres to provide the space for new homes. Townhomes,

patio homes and apartments are also expected to increase. More commercial and industrial uses are also expected to occur due to both the growth in population and the recognition of a good commercial environment due to a central location, accessibility and strong economic development initiatives and incentives.

It should be noted that the acreage and the percent of total for the future land uses proposed on the map and in Table 2 are consistent with the goals, objectives and policies of this comprehensive plan. They are within the ranges of Cintas Foundation's *Architectural Graphic Standards, 9th Edition*. These ranges indicate a minimum of two and a maximum of 30 percent for both retail and industrial land uses. Residential land uses can comprise up to 60 percent of the land area. Parks, public facilities and streets should be a minimum of seven percent.

TABLE 3
PROJECTED LAND USE REQUIREMENTS
2020

Year	1998 Estimate ⁽¹⁾	2020 Forecast ⁽²⁾
Total Population	62, 685	88,492
Type of Use	Estimated Acreage	Forecast Acreage
Low Density Residential	4,149	5,857
Medium Density Residential	197	915
High Density Residential	330	466
Commercial	973	1374
Light Industrial	341	481
Heavy Industrial	690	974
Public and Semi-public	1,129	1,594
Parks/Recreation	510	1,552
R.O.W./Easements/ Railroads	4,107	5,798

Source: Wilbur Smith Associates

(1) Inside 1998 city limits for the City of Bryan

(2) Projected land use requirements (acreage of existing and future land use by category to accommodate continued growth through the year 2020 based on the population forecast of 88,482 by 2020

Annexation

As growth continues across the Bryan area, the City will likely annex additional land in its Extraterritorial Jurisdiction (ETJ). Cities expand their corporate limits periodically to manage land development in new growth areas, to ensure orderly extension of public infrastructure and adequate provision of public services, to expand their tax base in line with increasing service demands, and to encompass critical areas and public facilities. The annexation process for Home Rule Cities is governed by planning and procedural requirements in Chapter 43 of the Texas Local Government Code. The Texas Legislature significantly revised these requirements in 1999 with the passage of Senate Bill 89 (SB 89).

The City of Bryan will need to establish an ongoing process to ensure appropriate planning and preparation for future annexations consistent with its Comprehensive Plan and in compliance with the new requirements of SB 89. The City's Planning Services division should maintain an annexation plan as outlined in SB 89 and also update the City's Land Use Plan as needed. Under the revised statute, property must be included in the City's annexation plan for three years before it may be annexed. In addition, if the City does not pursue annexation within 31 days of the third anniversary, then the property is ineligible for annexation for another five years. Once an area is identified for potential annexation, the City must compile a comprehensive inventory of all services currently provided in the area, including the condition of facilities, existing public safety response times, and current service costs. As in the past, the City must meet stringent service planning and delivery requirements for proposed annexation areas. However, the revised statute now requires the City to begin preparation of a service plan within 10 months of the receipt of data required for the service inventory above. Significantly, the Legislature also reduced the time frame in which "full municipal services" (including necessary capital improvements) must be provided from 4.5 years to 2.5 years, although the statute includes some allowances for extending this service schedule. Senate Bill 89 requires that initial three-year annexation plans be in place by December 31, 1999. The annexation bill also added mechanisms for cities and targeted areas to negotiate service provision, limitation of land uses, and ordinance compliance in lieu of annexation, leading to arbitration proceedings if unsuccessful. Senate Bill 89 also clarified the negotiation of "strategic partnership agreements" between cities and special districts in Texas.

Implementation

The Future Land Use Plan is a very general plan for future land use and development. It bridges the gap between existing and future development. In utilizing land use principles and policies it is available to guide new projects so that they may better blend into the community. The plan is not to be considered etched in stone or viewed as zoning. The areas shown on the map are what are considered to be the best use of the property at the time the map was developed. The map does not attempt to predetermine the use of each individual tract, but seeks to establish a logical framework for future land use and development decisions.

The implementation tools of a comprehensive plan are the Zoning Ordinance, the Subdivision Regulations and the Capital Improvements Program. The use of the Future Land Use Plan in decision making relating to zoning and subdivision approvals is to ensure that development and redevelopment are consistent with the City's comprehensive plan. Each new development

or redevelopment should be reviewed with for general compliance to the plan, but this does not preclude a use not identified in an area from being located there.

Relationship of Land Use to Zoning

Existing land use reflects how the property is currently being used—not how it is zoned

In 1989, the City of Bryan adopted its first Zoning Ordinance. This was an outstanding step for the City to implement land use controls. Zoning is a form of land use control permitted by both the federal and state governments. The applicable statutes for municipal land use and zoning are found in Section 211 of the *Texas Local Government Code*.

The Zoning Ordinance and the zoning map are not to be confused with land use nor are the maps for zoning and land use interchangeable. The zoning map expresses the permitted use of the property in accordance with the Zoning Ordinance for the district in which it is located. In some cases the current use of the property is not a permitted use, having been in existence prior to the adoption of the Zoning Ordinance. In such cases the non-conforming use is “grandfathered” as long as it continues in operation. However, should the non-conforming use cease for a specified period of time, the property use must be in compliance with the permitted uses in the zoning districts and in accordance with the land use map.

The Subdivision Regulations govern the division of land and the platting process. It works with the Capital Improvements Program to guide general development and the expenditures for infrastructure needs. Easements, rights-of-way, and the location of parks and public facilities are included in the requirements of both of these tools.

Amendments to the Future Land Use Plan

Circumstances will continue to change in the future and the comprehensive plan will require modifications and refinements to be kept up-to-date and current. Needed adjustments and changes to the Future Land Use Plan and other components of the Land Use Resource Guide should be considered as part of the Annual Plan Updates and 5-Year Major Plan Revisions.

For Further Information

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